

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS _____ DAY OF _____ A.D. 2025.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-4685
LICENSE NUMBER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER _____ DATE _____

OWNER _____ DATE _____

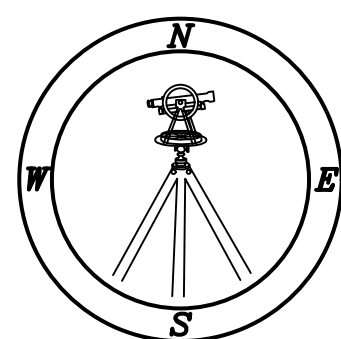
ROLESVILLE, NORTH CAROLINA
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF APPROVAL FOR RECORDING

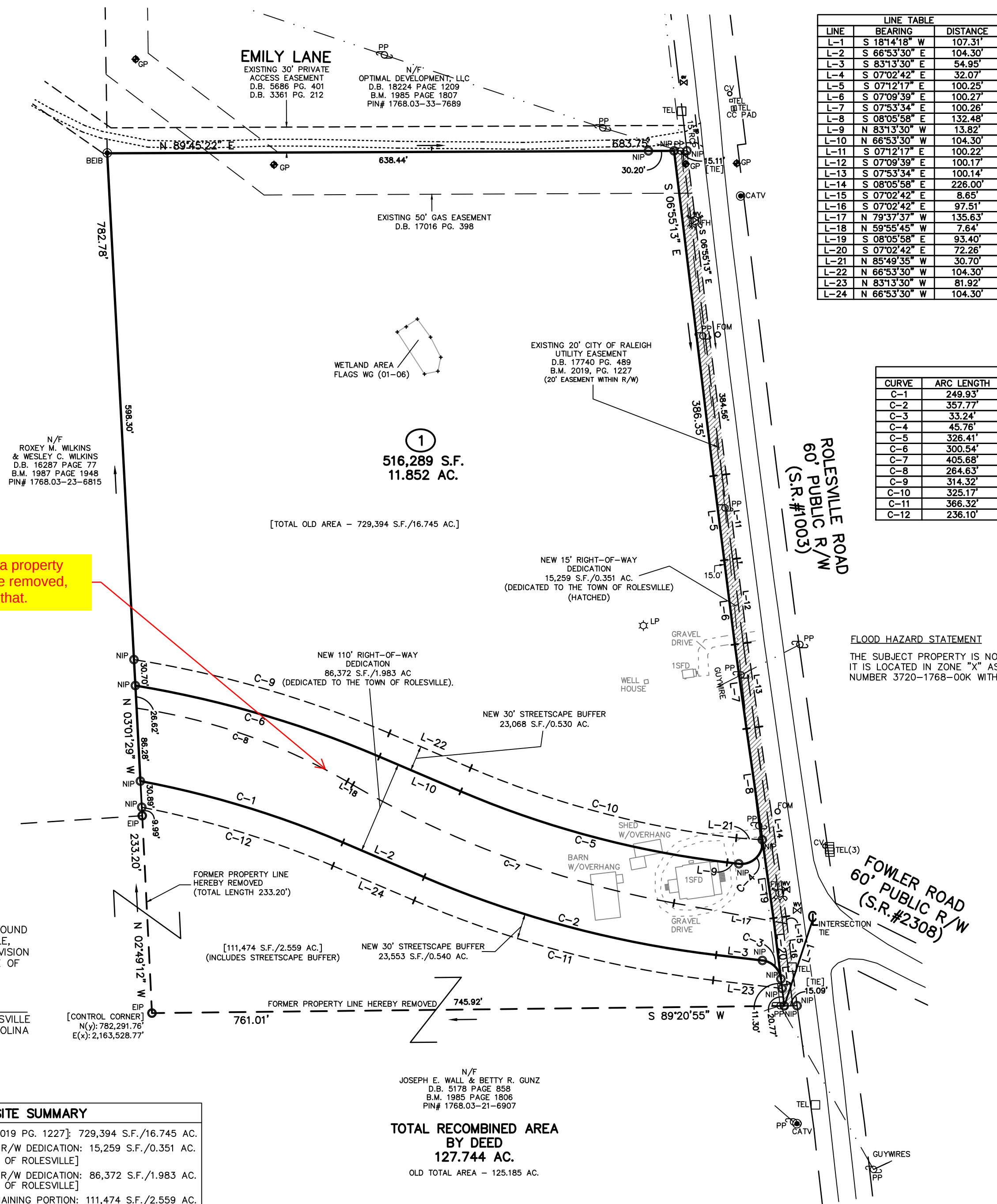
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

DATE _____ SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

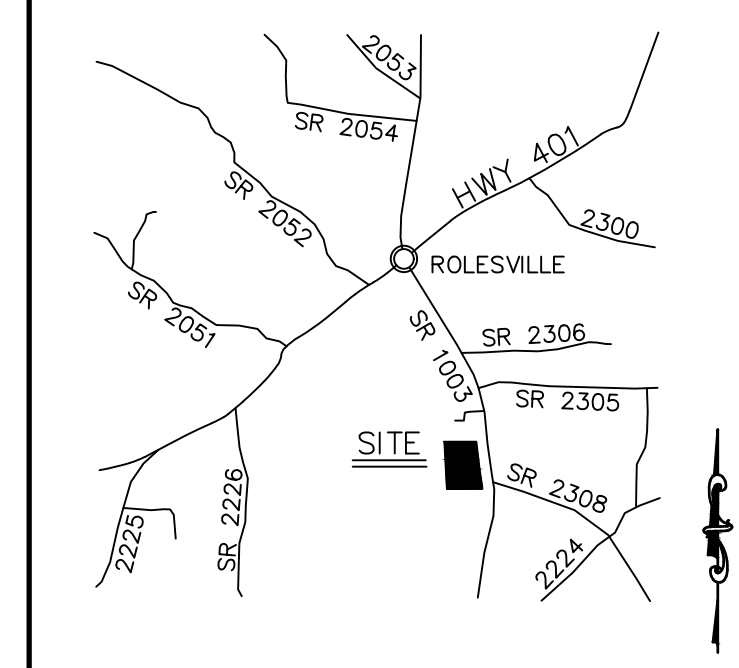


If this is a property line to be removed, indicate that.

SITE SUMMARY	
TOTAL AREA [PER B.M.2019 PG. 1227]: 729,394 S.F./16.745 AC.	
LESS ROLESVILLE RD. R/W DEDICATION: 15,259 S.F./0.351 AC.	
[DEDICATED TO TOWN OF ROLESVILLE]	
LESS 110' R/W DEDICATION: 86,372 S.F./1.983 AC.	
[DEDICATED TO TOWN OF ROLESVILLE]	
LESS REMAINING PORTION: 111,474 S.F./2.559 AC.	
NET AREA [TRACT 1] - 516,289 S.F./11.852 AC.	
[JOSEPH E. WALL & BETTY R. GUNZ]	
OLD TOTAL AREA [B.M. 1985 PG. 1806]: 125.185 AC.	
PLUS REMAINING PORTION: 2.559 AC.	
TOTAL RECOMBINED AREA - 127.744 AC.	

TOTAL RECOMBINED AREA BY DEED
127.744 AC.
OLD TOTAL AREA - 125.185 AC.

- 1) Indicate if the distances are grid or ground NCGS47-30(f)(3)
- 2) Show the reference for the bearings or the conversion from plat bearings to reference bearings. NCGS47-30(f)(9)



VICINITY MAP
(N.T.S.)

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- ERB - EXISTING RE-BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- NR - NAIL & RIBBON
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- NPK - NEW PK NAIL
- SPK - SET PK NAIL
- EMN - EXISTING MASON NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- SW - SIDEWALK
- MH - MANHOLE
- FH - FIRE HYDRANT
- DI - DROP INLET
- GP - GAS LINE POST
- FOM - FIBER-OPTIC MARKER
- NTS - NOT TO SCALE
- N/F - NOW/FORMERLY
- CV - COMM VAULT
- RTW - RETAINING WALL

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) ITEMS IN GRAYSCALE ARE TO BE REMOVED.
- 5) FUTURE ACCESS TO TRACT 1 & RECOMBINED AREA (GUNZ & WALL PROPERTY) WILL BE PROVIDED BY THE TOWN OF ROLESVILLE AT THE TIME OF PLAN SUBDIVISION.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

RECOMBINATION, RIGHT-OF-WAY DEDICATION,
& STREETSCAPE BUFFER PLAT FOR

BETTY R. GUNZ & TEXWEST, LLC

1224 & 0 ROLESVILLE ROAD
OWNERS: BETTY R. GUNZ & TEXWEST, LLC
REF: D.B. 10194 PAGE 2092
REF: B.M. 2019 PAGES 1227-1229
TOWN OF ROLESVILLE
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

AUGUST 19, 2025

ZONED RL

PIN# 1768.03-32-8863

PIN# 1768.03-32-8411

SHEET 1 OF 1

[X:\SUBS\MERRITT SUBDIVISION - [C]